

RESIDENCE ZONE R-1	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	43,560 sf	58,603 sf±	-	58,603 sf±
Minimum Width	150'	221'±	-	221'±
Minimum Lot Frontage	50'	222.63'	-	222.63'
Minimum Depth	150'	254'±	-	254'±
MINIMUM SETBACK				
Setback From Street Line (Centerline)	40'/65'	52.8'±/77.8'±	-	58.2'±/77.3'±
Setback From Side Property Lines (Total)	50'	133.8'±	-	141.7'±
Setback From One Side Property Line	25'	26.8'±	-	37.9'±
Setback From Rear Property Lines	40'	135.1'±	-	132.7'±
MINIMUM BUILDING AREA				
Maximum Height For A Building Or Structure	30'	21.8'±	-	27.2'±**
Maximum Number Of Stories Per Building	2-1/2	2	-	2
Maximum Building Lot Coverage As A Percentage Of Lot Area	20%	4.9% ±	-	6.5%

** Height is from average grade around house (105.0) to midpoint of roof.

NOTES:




- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "Zoning Location Survey" based on a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
- Reference is made to the following documents:

A. RM 1024-"Woodlands, Darien, Connecticut; Property of William Ziegler, Jr.; Scale: 1"=50'; Dated: May 27, 1937"

B. RM 2334-"Map No. 2 Woodlands, Darien, Connecticut; Property of William Ziegler, Jr.; Scale: 1"=50'; Dated: Sept. 4, 1953; Prepared by: Henry W. Gregory"

C. RM 3073-"Map Prepared for Arthur J. Pegler II & Nancy Hutchinson Pegler; Darien, Connecticut; Scale: 1"=50'; Dated: September 22, 1966; Prepared by: Henry Henrici;

D. RM 4096-"Map Showing Revised Lot Line Between Land of Susan R. Brorn and Claire V. Harris; Darien, Conn.; Scale: 1"=40'; Dated: November 30, 1979; Prepared by: Barbee and Seymour Land Surveyors"
- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Property is Located in Residence Zone R-1.
- Property is Located in Zone X per Flood Insurance Rate Map #09001C0509F (Panel 509 of 626) Effective Date: June 18, 2010.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Darien authorities prior to use.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void
- Elevations are based on an assumed datum.
- The inland wetlands shown hereon we delineated by Otto R. Theall of Soil & Wetland Science, LLC on September 20, 2017 and were field located by a representative of Shevlin Land Surveying, LLC on October 11, 2017.

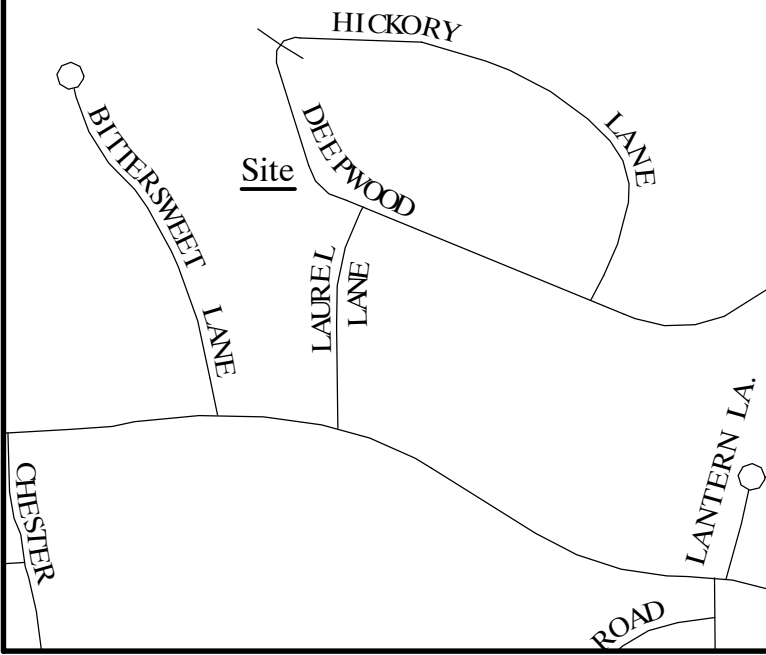
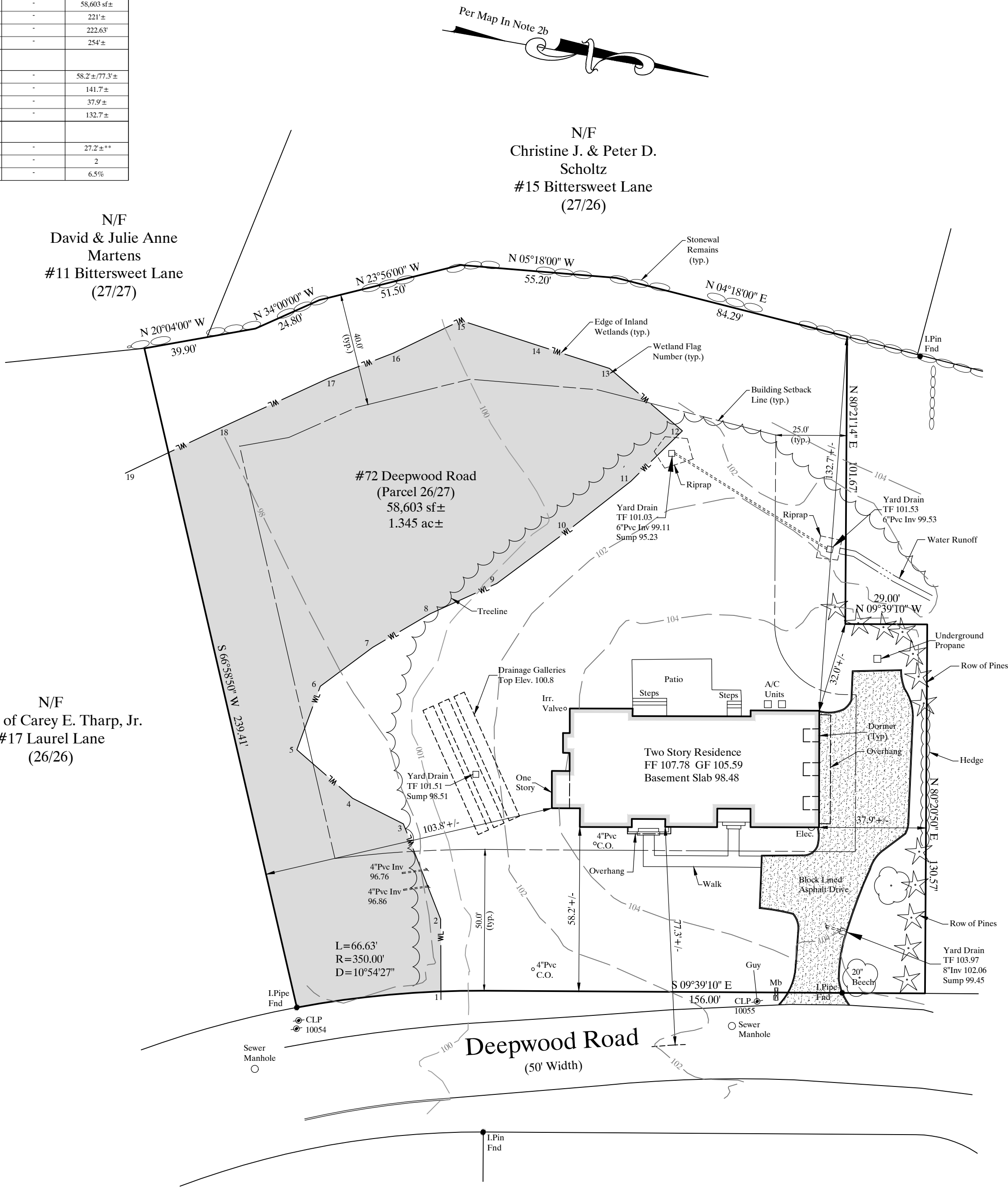
LEGEND	
$+^{520.2}$	EXISTING SPOT ELEVATION
FF	FINISHED FLOOR
GF	GARAGE FLOOR
●	EXISTING IRON PIN/PIPE
	UTILITY POLE
	WATER VALVE
○	MANHOLE
	CATCH BASIN

N/F
Estate of Carey E. Tharp, Jr.
#17 Laurel Lane
(26/26)

N/F
David & Julie Anne
Martens
#11 Bittersweet Lane
(27/27)

N/F
Christine J. & Peter D.
Scholtz
#15 Bittersweet Lane
(27/26)

N/F
Estate of Claire V. Harris
#76 Deepwood Road
(26/28)



Vicinity Map
Scale: 1"=500

ZONING LOCATION SURVEY
PREPARED FOR
RENATO GASPARIAN
#72 DEEPWOOD ROAD
DARIEN, CONNECTICUT



			DATE: 8-15-17	SCALE: 1"=30'	DRAFTER: DCH	JOB NUMBER: 5217	FILE NUMBER:
2	7/3/19	FINAL ASBUILT	<div><div>SHEVLIN</div><div>LAND SURVEYING, LLC</div></div> <div>165 Oyster Road-Fairfield, CT 203.218.5840</div> <div>593 Main Street-Monroe, CT ShevlinLS.com</div>				1/1
1	8/22/18	FOUNDATION ASBUILT					
NO.	DATE	DESCRIPTION					
REVISIONS							